

विकास योजना - शिरपुर - वरवाडे (वाढीच क्षेत्र)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

चे कलम ३१ (१) अन्वये मंजुर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक टिपीएस-१००५/३१७६/प्र.क्र.५८/०५/नवि-९,

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २१ ऑक्टोबर, २००५.

शासन निर्णय :-

सोबतच्या तीन अधिसुधना महाराष्ट्र शासनाच्या नाशिक विभाग असाधारण राजपत्रात प्रसिद्ध करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

मनोहर भारगवे
(मनोहर भारगवे)
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक,
- २) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

(यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्वर सादर कराव्यात)

- ४) जिल्हाधिकारी, धुळे
- ५) नगर रचनाकार, धुळे शासका कार्यालय, धुळे
- ६) मुख्याधिकारी, शिरपुर वरवाडे नगरपरिषद, जिल्हा धुळे
- ७) व्यवस्थापक, येरवडा शासकीय मुद्रणालय व ग्रंथागार, एरवडा, पुणे

(त्यांना विनंती करण्यात येते की, सोबतच्या शासकीय अधिसुधना महाराष्ट्र शासनाच्या राजपत्रात नाशिक विभाग पुरवणीमध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नाशिक विभाग, नाशिक, नगर रचनाकार, धुळे यांना पाठवाव्यात.)

कक्ष अधिकारी, (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई-३२

(यांना विनंती करण्यात येते की, सदरहू अधिसुधना शासनाच्या वेळ सार्वत्वर प्रसिद्ध करावी)

निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai-400 032.**

Date :- 21ST October, 2005.

**Maharashtra
Regional and
Town Planning
Act,1966.**

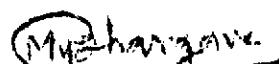
No. TPS 1005/3176/CR-58(A)/05/UD-6: Whereas, Shirpur-Varwade Municipal Council (hereinafter referred to as the "said Planning Authority") being the Planning Authority for the area within its jurisdiction has submitted to the State Government under Sub-section (1) of Section 30 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act'), the Draft Development Plan of its extended additional area (hereinafter referred to as 'the said Development Plan') on 8th July, 2003;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, the Development Plan is required to be sanctioned by the Government not later than one year from the date of receipt of the said Development Plan from the Planning authority or within such further period as may be extended by Government;

And whereas the Government has decided to extend the time limit for sanctioning the said Development Plan under section 31(1) of the said Act upto and inclusive of 21st October, 2005;

Now therefore, in exercise of the power conferred under the provisions of sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 21st October, 2005.

By order and in the name of Governor of Maharashtra.


(Manohar Bhargave,)
Section Officer.

NOTIFICATION

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai-400 032.

Date :- 21st October, 2005.

**Maharashtra
Regional and
Town Planning
Act,1966.**

No.TPS 1005/3176/CR-58(B)/05/UD-9: Whereas Shirpur-Varwade Municipal Council (hereinafter referred to as the 'said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.168, dated 26th November,1994 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act,1966 (hereinafter referred to as 'the said Act') of its intention to prepare the development Plan of the extended additional area of Municipal Council (hereinafter referred to as the 'said area') and a notice to that effect was published in Maharashtra Government Gazette Part-I , Nashik Division Supplement, dated 30th March, 1995 on page No.290;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Shirpur-Varwade under section 26 of the said act (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I, Nashik Division supplement dated 10th January,2002 on page No.56 for inviting objections and suggestions on the said published Development Plan;

And Whereas, the said Municipal Council, after considering the suggestions and objections received, made certain modifications in the said development plan and submitted the draft Development Plan to the State Government for sanction as required under sub-section (1) of section (30) of the said Act on 8th July 2003;

And whereas the Government of Maharashtra after making necessary inquiries and consulting the Director of Town Planning, Maharashtra State, Pune, decided to sanction the said Development Plan in part with some modifications and excluding the part (shown bounded in Mauve colour) on the said Development Plan (hereinafter referred to as 'the said excluded part') ;

Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby -

- a) Sanctions part of the said Development plan of Shirpur-Varwade (Additional Area) subject to the modifications mentioned in the schedule-I enclosed herewith and shown in Orange Averge

on the said Development Plan and excluding the said excluded part shown in Schedule of Modifications , Part-II bounded in Mauve colour (numbered as EP-1, EP-2,.....) on the said Development Plan ;

b) Fixes the 12/12/05 to be the date on which Final Development Plan of Shirpur-Varwade (Additional Area) (excluding the said 'excluded part') of the said Development Plan) shall come into force .

NOTE :-

I) The aforesaid final Development Plan of Shirpur-Varwade (Additional Area) as sanctioned by the State Government with modifications shown in Orange color shall be kept open for inspection by the public during working hours on all working days for a period of 1 month in the office of the Chief Officer, Shirpur-Varwade Municipal Council, Shirpur-Varwade.

II) The reservation of sites, allocations & designation of lands etc. which have not appeared in Schedule I and II are hereby sanctioned for the respective purposes as designated in the Development Plan.

III) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to the actual measurements on site as per boundaries shown on the final Development Plan.

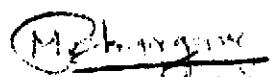
IV) Those open spaces from sanctioned layout that are earmarked as Existing Open Space (in Green colour) on Development Plan are treated as Residential Zone. These Open Spaces may be shifted at the time of revised layout.

V) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layouts, etc. shall be corrected by the Chief Officer, Municipal Council, Shirpur-Varwade after due verification and prior approval of Deputy Director of Town Planning, Nashik Division, Nashik.

VI) The private or rental premises designated in Public-Semi public Zone will continue to be in this zone as long as Public-Semi public user exists, otherwise these lands shall be considered to be included in adjoining major use zone.

VII) This notification is also available on Departments web site www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra.


(Manohar Bhargave,)
Section Officer.

NOTICE

**GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai-400 032.**

Date :- 21st October, 2005.

**Maharashtra
Regional and
Town Planning
Act,1966.**

No. TPS 1005/3176/CR-58(C)/05/UD-9: Whereas Shirpur-Varwade Municipal Council (hereinafter referred to as the ' said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.168, dated 26th November, 1994 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act,1966 (hereinafter referred to as the 'said Act') of its intention to prepare the development Plan of the extended additional area of Municipal Council (hereinafter referred to as the 'said area') and a notice to that effect was published in Maharashtra Government Gazette Part-I., Nashik Division Supplement, dated 30th March, 1995 on page No.290;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Shirpur-Varwade under section 26 of the said act (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I., Nashik Division supplement dated 10th January,2002 on page No.56 for inviting objections and suggestions on the said published Development Plan;

And Whereas, the said Municipal Council, after considering the suggestions and objections received, made certain modifications in the said development plan and submitted the draft Development Plan to the State Government for sanction as required under sub-section (1) of section (30) of the said Act on 8th July 2003;

And whereas, the Government of Maharashtra, vide its Notification No. TPS-1005/3176/CR-58(B)/05/UD-9 has sanctioned part of the said Development Plan of Shirpur-Varwade (Additional Area) excluding the part shown bounded in Mauve colour on the said Development Plan (numbered as EP-1, EP-2 etc.) (hereinafter referred to as the 'said excluded part');

And whereas, the Government of Maharashtra has proposed certain modifications in the said excluded part of the said Development Plan of Shirpur-Varwade (Additional Area) which are considered to be of substantial nature ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby-

a) The said Development Plan is directed to give a notice announcing its intention to make certain modifications in the said Development Plan as described in the Schedule-II appended hereto;

directs that, a copy of the said excluded part showing proposed modifications in Mauve colour should be kept open for public inspection on all working days in **the office of the**

- i) The Chief Officer, Shirpur-Varwade Municipal Council;
- ii) The Deputy Director of Town Planning, Nashik Division, Nashik.

b) Invites suggestions and objections from any person in respect of proposed modifications within a period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette;

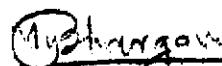
c) Appoints, the Deputy Director of Town planning, Nashik Division, Nashik as an officer under section (2) of section 31 of the said Act.

d) The Deputy Director of Town Planning, Nashik Division, Nashik is directed to hear any such person in respect of suggestions and objections received by him in above stipulated period and submit his report thereon to the Government of Maharashtra.

Any suggestions or objections which may be received by the Deputy Director of Town Planning, Nashik Division, New Administrative Building, Commissioner Office Compound, Nashik Road, Nashik from any person in respect of the proposed modifications, in writing within the aforesaid period, will be duly considered by him.

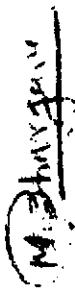
Note:- This notice is also available on departments web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargave,)
Section Officer

SCHEDULE OF MODIFICATIONS (PART II)

Modifi- cation No	Site No. / Details of land published under Section 26	Proposals of Draft Development Plan published under Section 30	Proposals of submitted Development Plan published under Section 31 of the Maharashtra Regional and Town Planning Act 1966.	Modifications made by Government while sanctioning the draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act 1966.
1	2	3	4	5
M-1	Varzadi road to the North of State Highway (approximate width 24 mt.)	Varzadi road to the North of State Highway (approximate width 24 mt.)	Varzadi road to the North of State Highway (approximate width 24 mt.)	Existing 15.00 Mt. wide Varzadi road width is proposed as 18.0 mt. wide. This road width is measured equally on both sides from centre line of the road.



(Manohar Bhargave)
Section Officer.

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS-1005/3176/CR-58/CP/OS/UD-9
SCHEDULE OF MODIFICATIONS (PART II) OF SUBSTANTIAL NATURE

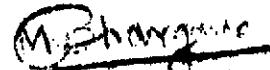
EP No	Site No./Details of land	Proposals of Draft Development Plan published under Section 26	Proposals of submitted Development Plan published under Section 26	Modifications proposed by Government which are republished under Section 31 of the Maharashtra Regional and Town Planning Act 1986.
1	EP-1 Site No.13	2	3	Site No.13 (M.H.A.D.A.) shown on S.No.149 is proposed to be deleted and included in Residential Zone.
EP-2	Site No.27		4	Site No.13 (M.H.A.D.A.) shown on S.No.149 is proposed to be deleted and included in Residential Zone.
EP-3	18.0 mt. wide Road meet at Nimzari Road.		5	Site No.13 MHADA is proposed to be reinstated as per plan published under Section 26.
EP-4	Land to the north side of 18.0 mt. wide D.P. Road & Canal (S.No. of Shirpur Khurd :- 29 [pt], to 33 [pt], 34 to 38, 40 to 58, 59(pt), 60, 126 to 138, 139 (pt), 40,141(pt), 144(pt), 145(pt), 146, 147(pt), 149(pt). (S.No. of Shirpur Budruk :- 36,37, 43, 45 to 51, 53,54,42(pt), 55(pt), 38 to 40 (pt), 128(pt),129 to 133 is proposed to be deleted from Residential Zone and included in No Development Zone as shown on republished plan.			Land to the north side of 18.0 mt. wide D.P. Road & Canal (S.No. of Shirpur Khurd :- 29 (pt),to33 (pt),34 to 38, 40 to 58, 59(pt), 60,126 to 138, 139 (pt), 140,141(pt), 144(pt), 145(pt), 146, 147(pt), 149(pt). (S.No. of Shirpur Budruk :- 36,37, 43, 45 to 51, 53,54,42(pt), 55(pt), 38 to 40 (pt), 128(pt),129 to 133 is proposed to be deleted from Residential Zone and included in No Development Zone as shown on republished plan.

1/3/2019
(Manohar Bhargave)
Section Officer

EP- 5	PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.
(1)	<p>Following new definition is proposed to be added as definition. 2.5 A :-</p> <p>Floor Space Index (FSI) :- The quotient obtained by dividing the total built up area on all floors excluding areas as given in bye law No.20.6.2 by the area of the plot.</p> <p style="text-align: center;">FSI = <u>Total Built up Area on all floors</u> Plot Area</p>
(2)	<p>Following new item is proposed to be added after Rule No. 5.1 (e) (xi)</p> <p><u>5.1 (e) (xii)</u> : Give particulars of the parking provided and required under Regulation No. 21.</p>
(3)	Rule No.9.4 is proposed to be deleted.
(4)	<p>Following new user shall be allowed to be permitted in layout open space under Rule No.19.2</p> <p>"Creche" (A nursery for infants)</p>
(5)	<p>Following New Rules are proposed to be added as Rule Nos.19.3.2, 19.3.3 & 19.3.4 after Rule No. 19.3.1 :-</p> <p>Rule No.19.3.2 :- Where the permissible built up area of any building is already consumed, the Chief Officer may permit the area one room for installation of telephone connectors free of FSI as per the requirement of Department of Telecommunication or the companies authorised on that behalf but not exceeding 20 Sq. Mt. in any case. However, if the permissible built area is not consumed, such benefit of treating it free of FSI shall not be operated.</p> <p>(Ref. Government in Urban Development Department, Order No.TPS 1699/507/CR-138/98/UD-9, dated 3rd July 1998)</p> <p>Rule No.19.3.3 :- Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Goathan or similar congested area and outside congested area.</p> <p>In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded upto 2.5.</p> <p>Note :- It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D.C.Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.</p> <p>For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.</p> <p>In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C.Regulation may be permitted upto 25% of the total permissible builtup area.</p> <p>(Ref.: Government Order, Urban Development Department, No.TPB-4303/500/CR-61/2003/UD-11, dated 4th June, 2003)</p> <p>19.3.4 : The Chief Officer may permit the additional Floor Space Index in respect of building of "A" class public libraries which are 100 years old in independent plot in the manner prescribed below :-</p> <p>i) Additional FSI shall be available to those public libraries which are more than 100 years old and are included in "A" class as per Rule 10 of Maharashtra Public Libraries Act, 1967.</p>

	<p>II) In Gaonthan and congested area, an additional 0.5 FSI over and above the permissible FSI shall be granted for commercial user if otherwise permissible as per the regulations. The total FSI shall not be more than 2.5 out of which built up area not exceeding 1.00 FSI shall be permitted for commercial purpose alongwith library.</p> <p>III) In non-congested areas, additional FSI to the extent of 150% over and above the permissible FSI shall be permitted for commercial users if otherwise permissible as per the regulations built up area not exceeding 1.00 FSI shall be permitted alongwith the library.</p> <p>IV) The commercial users permissible shall be convenient shopping, bank branch and small restaurants. However, shops like selling alcoholic drinks, pan-bidi shops, lottery stalls and shops selling hazardous goods (gas godowns etc) shall not be permitted.</p> <p>V) Sale proceeds out of commercial uses shall be utilized by the institutions only for the development of the library.</p>
	<p>(Ref : Government In Urban Development Department, Order No.TPB-2497/42/CR-98/UD-9, dated 18th May 1997)</p>
(6)	<p>Following additional note is proposed to be added after Rule No. 20.3.2 as follows :-</p> <p>Note :- For buildings mentioned above, maximum FSI allowed shall be 1.00.</p>
(7)	<p>Following new subrule is proposed to be added in Rule No.20.3.3.</p> <p>Sub-Rule No.20.3.3 (a) :- For any of the above type of buildings, built up area on all floors shall not exceed the net plot area.</p>
(8)	<p>Following new entry proposed to be added after Rule No.20.7.2 (e) :-</p> <p>(f) : Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in Sub-regulation 22.11.3</p> <p>(Ref.Government In Urban Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)</p>
(9)	<p>Following new Sub-regulation vide No.22.11.3 is proposed to be added after sub-regulation No.22.11.2 :-</p> <p>22.11.3 : In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association; a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 Sq. Mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest to Society or Association.</p> <p>(Ref.Government In Urban Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17th June 2004.)</p>
(10)	<p>After Rule No. G.4.1, following New Rule G.4.2 is proposed to be added :-</p> <p>Rule No.G.4.2 :- Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone after closure/shifting of the existing industry/industries. If the area of land so deemed to be included in Residential Zone is admeasuring more than 1 Ha. then 10% Amenity Space should have to be kept in addition to 10% Open Space.</p>
(11)	<p>After Rule No. G-7.1 of Bye law No. 20.1 of Bye laws of D.C.Rules following new rule is proposed to be added.</p> <p>New Rule No. G-8-1 :- The lands of Government/Semi Government/ Public Institutions which are included in Public Semi public zone commercial use shall be allowed subject to following conditions :-</p> <ol style="list-style-type: none"> 1) Maximum 15% of the existing built up area may be allowed for commercial purpose. 2) Commercial use shall be permitted along the roadside. 3) Separate access shall be required for both the uses. (Public Semi public use and commercial use) 4) Basement shall not be permitted.

	5) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall)
(12)	Following Annexures are proposed to be inserted :- ANNEXURE-VII Model building bye-laws to provide facilities for physically handicapped persons (enclosed herewith) (Ref.: Government in Urban Development Department's Order No.TPB-432000/1829/CR-218/2001/UD-11, dated 25 th February 2002)
(13)	ANNEXURE-VIII:- Regarding commetcial use of lands in the possession of the Maharashtra State Road Transport Corporation (Ref.: Government, Urban Development Department, Order No. TPS 432001/563/CR 128/2001/UD-11, dated 17 th October 2001)
(14)	ANNEXURE-IX:- Special Regulations for IT/ITES mentioned in Appendix (enclosed herewith). (Ref. : Government, Urban Development Department, Order No. MISC TPS 2004/687/CR 26/2004/UD-13, dated 20 th May 2004)
(15)	ANNEXURE-X :- Regulation for Biotechnology Unit :- Biotechnology unit will be permitted, subject to regulations mentioned in Appendix (enclosed herewith) (Ref.: Government, Urban Development Department, Order No. TPB 4302/818/CR 88/2002/UD-12, dated 10 th October, 2002 & Order dated 17 th March 2003)



Manohar Bhargave,
Section Officer,

ANNEXURE-VII

Model Building Bye-laws to provide facilities for physically handicapped persons :-

BYE-LAWS

2.. SHORT TITLE EXTENT & COMMENCEMENT

3.0.0 These bye-laws shall be annexed to the Shirpur Varwade Municipal Bye-laws.
4.0.0 They shall be extent to a whole Municipality of Shirpur Varwade They shall come into force after one Month from the date of their publication in the official Gazette.

2. DEFINITIONS

2.1 Non-ambulatory Disabilities :- Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
2.2 Semi-ambulatory Disabilities :- Impairments that cause individuals to walk with difficulty or incury individuals using braces or crutches, amputees, arthritics, spastics and those with pulmonary and cardiac ills may be semi-ambulatory.
2.3 Hearing Disabilities :- Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
2.4 Sight Disabilities :- Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
2.5 Wheel Chair :- Chair used by disabled people for mobility. The standard size at wheelchair shall be taken as 1050 mm x 750 mm.

3. SCOPE

These bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

4. SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials.

4.1 Access path/walk way : Access path and plot entry and surface and parking to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material" (Annexure-1). Fihishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.
4.2 Parking :- For parking of vehicles at handicapped people, the following provisions shall be made:

Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.

The width of parking bay shall be minimum 3.6 meter.

The information starting that the space is reserved for wheel chair users shall be conspicuously displayed.

Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

5. BUILDING REQUIREMENTS

The specified facilities for the buildings for physically handicapped persons shall be as follows :-

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

5.1 Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

5.1.1 Ramped Approach : Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 180 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

5.1.2 Stepped Approach : For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

5.1.3 Exist/Entrance Door : Minimum & clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

5.1.4 Entrance Landing : Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor materials" (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

5.2 Corridor connecting the entrance/exit for the handicapped : The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

- a) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.
- b) The minimum width shall be 1500 mm.
- c) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- d) Hand falls shall be provided for ramps/slope ways.

5.3 Stair-ways : One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

- The minimum width shall be 1350 mm.
- Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- Maximum number of risers on a flight shall be limited to 12.
- Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

5.4 Lifts : Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

5.5 Toilets : One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

The minimum size shall be 1500 mm x 1750 mm.

Minimum clear opening of the door shall be 900 mm and the door shall swing out.

Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet.

The W.C. seat shall be 500 mm from the floor.

5.6 Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

5.7 Designing for Children : In the buildings meant for the pre-dominate use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

Explanatory Note

GUIDING/WARNING FLOOR MATERIAL :

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

PROPER SIGNAGE:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons makes use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in fitter should be installed on the walk at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

ANNEXURE-VIII

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary contained in this regulations or the Development Plan/Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR-148/TRA-1, dated 1st February, 2001 as may modified from time to time.

ANNEXURE- IX

Special Regulations for Development of IT/ITES

R-1 Definition :

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below :-

IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software :** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

b) **IT Hardware** : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.

c) **IT Services and IT Enabled Services** : These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

“ IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition”

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

2.

R-1.2 Height of the Room for I.T.E. :-

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

3.

R-1.3 Covered Antenna to be Free of FSI :-

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or I.T.E purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar I.T.E related structures or equipment.

4.

R-1.4 I.T.E.s to be allowed in Residential Zone :-

“Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt.” shall be allowed.

5.

R-1.5 I.T.E.s to be allowed in Industrial Zone (I-1) :-

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

6.

R-1.6 I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :-

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

7.

R-1.7 I.T.Es to be allowed in No Development Zone/Green Zone earmarked in the Development Plan .:-

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions: -

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of I.T.E/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq. Mt.

8.

R-1.8 Additional FSI to IT/ I.T.E.s :-

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as

under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional FSI shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

9. R-1.9 General Terms/Conditions applicable for Development of IT/ITES units :

- (i) Additional FSI to IT/ITES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/ITES would be available to IT/ITES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgradation of all sites infrastructures required for IT/ITES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (vii) **Users/Services ancillary to the IT/ITES :** While developing site for IT/ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.

ANNEXURE-X

Regulation for Biotechnology Unit

- 1) **Definition of Biotechnology Unit :** The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorized by him in this behalf.
- 2) **Biotechnology Unit is to be allowed in Industrial Zone i.e. I-1, I-2 and I-3 :** Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.
- 3) **Additional FSI to Biotechnology Unit :**
The Commissioner may permit the Floor Space Indices specified in the Building Byelaws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.